
ROYOP
open
PROPERTY
GROUP
EVOLUTION
519 Riverfront Avenue SE
Calgary, Alberta

THE DETAILS

Area	#550: 1,545 sf #525: 581 sf #533: 947 sf
Rate	Market
Additional Rent	$33.33 psf (2026)
Term	10 Years
Availability	Immediate

SNAPSHOT

- Evolution features a prominent retail podium beneath two fully occupied residential towers, offering a built-in customer base and strong retail exposure.
- Centrally positioned with convenient connections to Bridgeland, Inglewood and Victoria Park, attracting customers from surrounding communities.
- Situated in Calgary's East Village, home to the Central Library, Studio Bell, Platform Innovation Centre







SITE PLAN



239,146
Total Current Population

$116,588
Median Household $

115,130
Total Current Households

TENANT MIX


CHIROPRACTIC
ACUPUNCTURE
PHYSIOTHERAPY
MASSAGE
clinic.
Sport & Health
CRUSH
CAMP


RIVERWALK DENTAL


who cares.


8 Cakes

EAST VILLAGE

East Village is one of Calgary's most exciting urban neighbourhoods, where modern living, local culture, and vibrant city life come together.

Surrounded by growing residential communities, popular destinations, and scenic riverfront pathways, the area offers a dynamic setting for retail businesses.

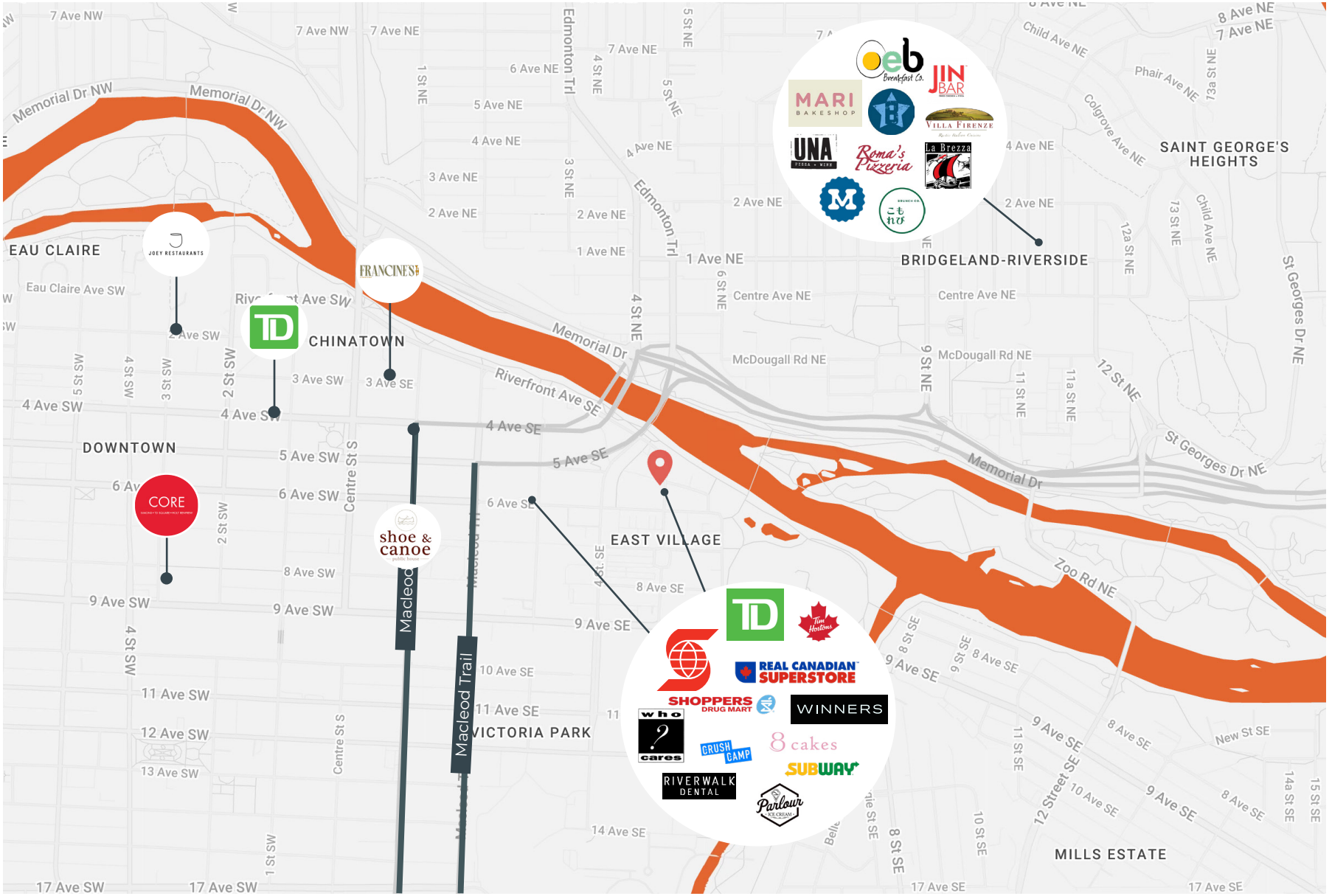
With its walkable streets, convenient downtown access, and evolving urban landscape, East Village presents a unique opportunity for retailers to connect with residents, professionals, and visitors.



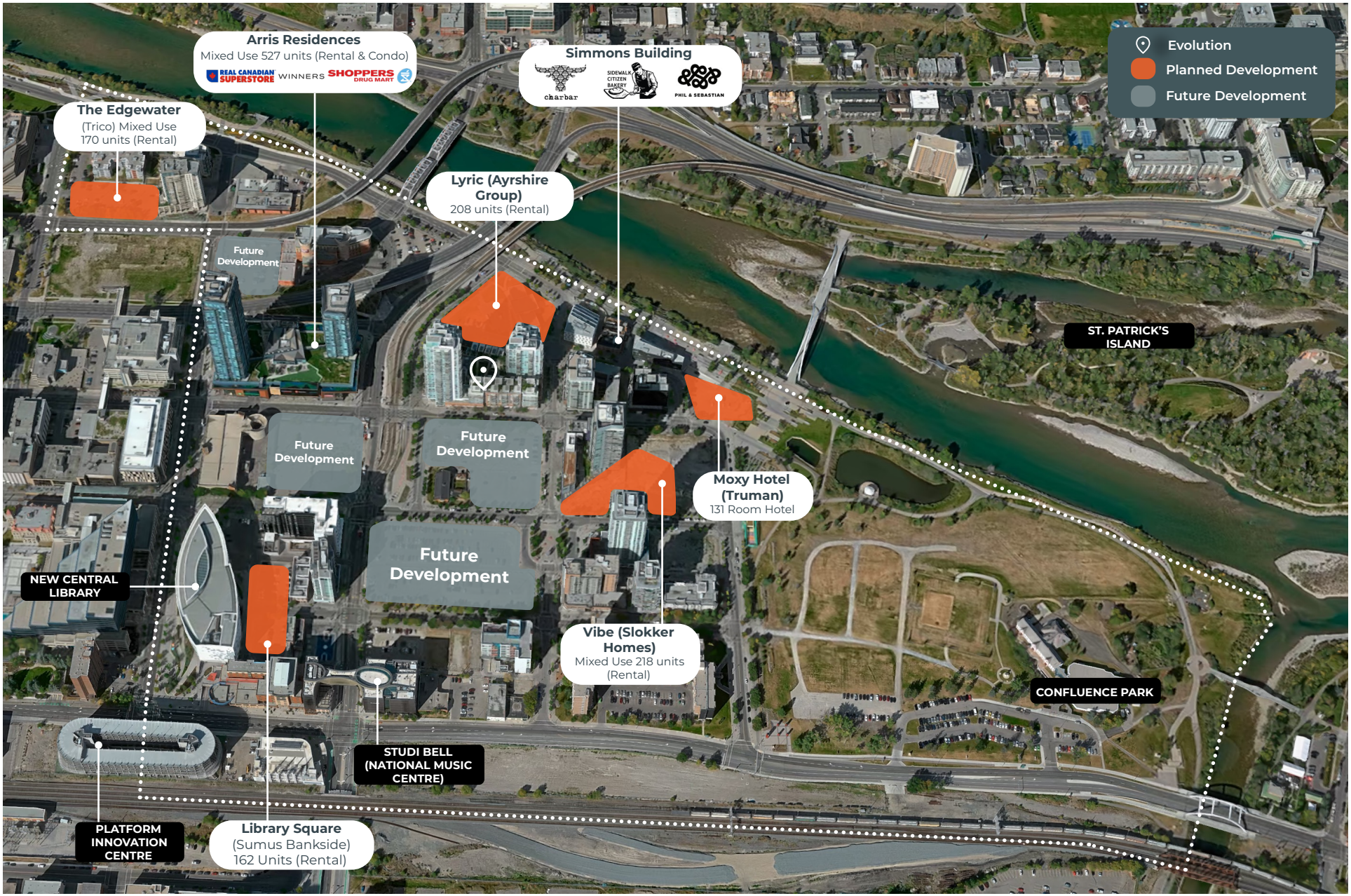




PERKS


EAU CLAIRE
CHINATOWN
DOWNTOWN
EAST VILLAGE
VICTORIA PARK
BRIDGELAND-RIVERSIDE
SAINT GEORGE'S HEIGHTS
MILLS ESTATE
Memorial Dr NW
Memorial Dr
Riverfront Ave SE
Eau Claire Ave SW
Centre Ave NE
McDougall Rd NE
Edmonton Trl
Centre St S
Macleod Trail
Zoo Rd NE
St Georges Dr NE
7 Ave NW
7 Ave NE
5 Ave NE
4 Ave NE
3 Ave NE
2 Ave NE
1 Ave NE
4 Ave SW
5 Ave SW
6 Ave SW
8 Ave SW
9 Ave SW
11 Ave SW
12 Ave SW
13 Ave SW
17 Ave SW
4 Ave SE
5 Ave SE
6 Ave SE
8 Ave SE
9 Ave SE
10 Ave SE
11 Ave SE
14 Ave SE
17 Ave SE
JOEY RESTAURANTS
FRANCINE'S
CORE
shoe & canoe
MARI BAKESHOP
JIN BAR
VILLA FIRENZE
UNA PIZZA + WINE
Roma's Pizzeria
La Brezza
REAL CANADIAN SUPERSTORE
SHOPPERS DRUG MART
WINNERS
who cares
CRUSH CAMP
8 cakes
SUBWAY
RIVERWALK DENTAL
Parlour

BIRD'S EYE VIEW



BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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